

# North I-25

## Warehouse/Distribution along Paseo Del Norte

**Up to ±31,347 SF for Lease**

4511 PASEO DEL NORTE  
ALBUQUERQUE, NM 87113



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**CBRE**



# Property Overview

## Available

- **Total Available**  
±31,347 SF
- **Suite K - L**  
±11,236 SF
- **Suite M - P**  
±20,111 SF

## Lease Rate

- \$12.00/SF/YR +NNN

## Highlights

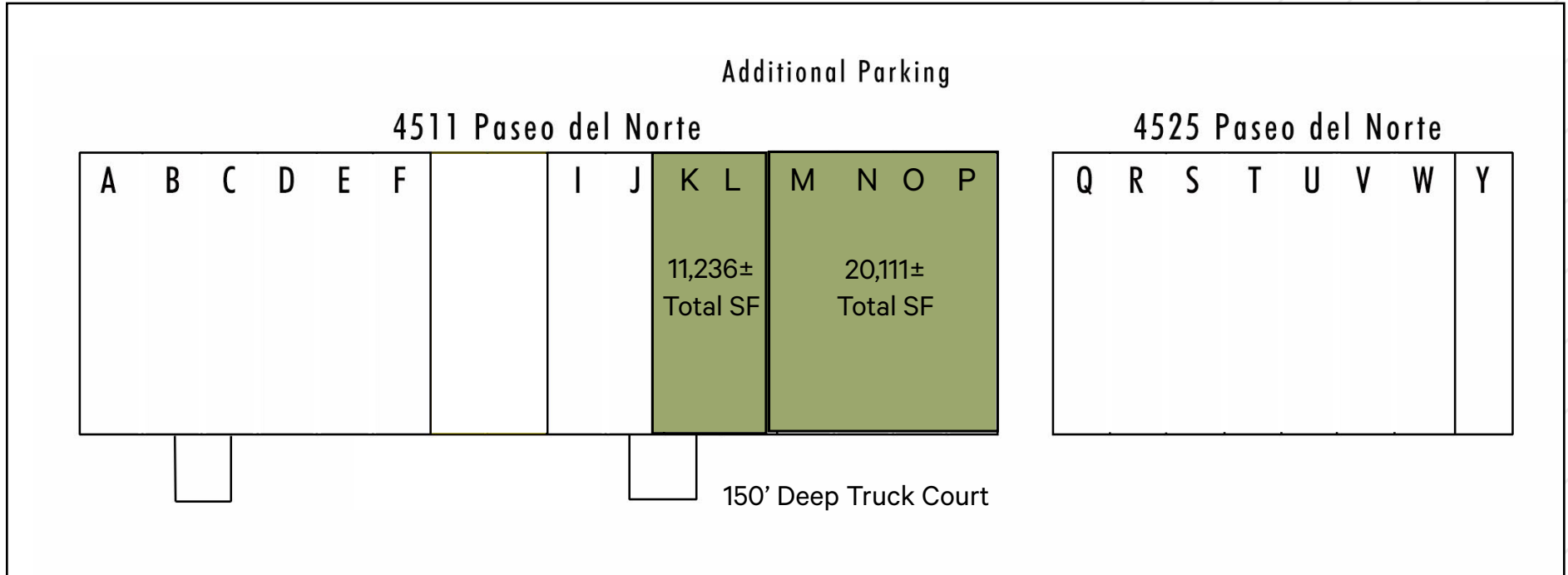
- Easy access to I-25 & Paseo del Norte providing access to all quadrants of the City
- Located proximate to one of only 7 river crossings connecting west and east Albuquerque
- Visibility on Paseo del Norte - ±87,823 VPD
- 3-Phase Heavy Power 480 V
- Dock doors that can be ramped, if needed
- Small fenced yard (can be removed if needed)
- Suite interiors upgraded June 2025
- Heat and cooling in office and heat in warehouse
- 27'7" clear ceiling heights
- Zoning NR-LM (Non-Residential Light Manufacturing)

# Building Specifications

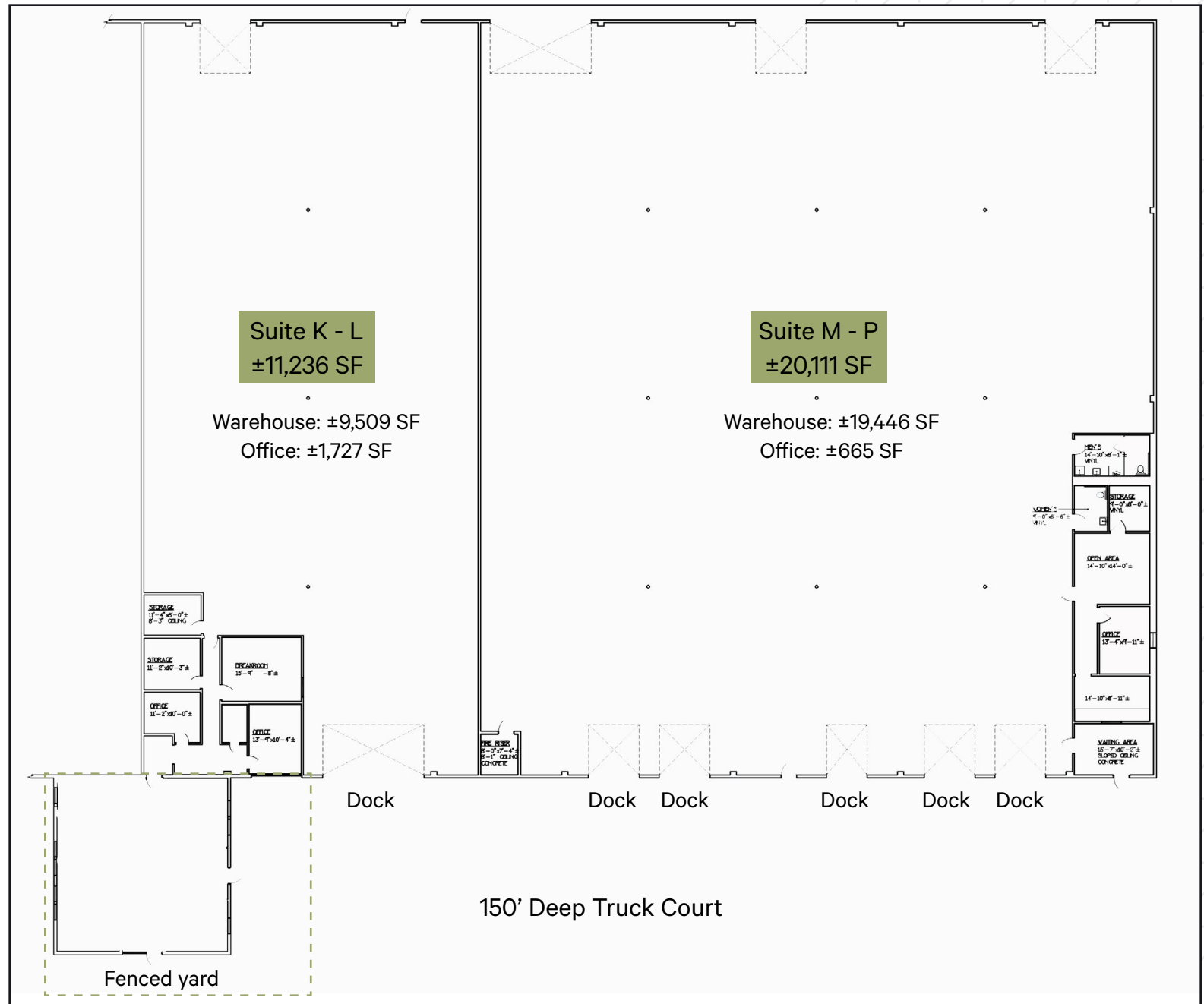
| Type                 | Suite K - L                                                                   | Suite M - P | Total      |
|----------------------|-------------------------------------------------------------------------------|-------------|------------|
| Total Available SF   | ±11,236 SF                                                                    | ±20,111 SF  | ±31,347 SF |
| Warehouse SF         | ±9,509 SF                                                                     | ±19,446 SF  |            |
| Office SF            | ±1,727 SF                                                                     | ±665 SF     |            |
| # of Dock Doors      | One (1) two position door                                                     | Five (5)    |            |
| # of Drive-In Doors  | Dock doors can be ramped for drive in access, if needed                       |             |            |
| Zoning               | NR-LM (Non-Residential Light Manufacturing)                                   |             |            |
| HubZone Qualified    | No                                                                            |             |            |
| Clear Height         | 27'7" Clear Height                                                            |             |            |
| Electrical           | 3-phase, 480 volts                                                            |             |            |
| Heating and Cooling  | Office: HVAC   Warehouse: Evaporative coolers and suspended gas space heaters |             |            |
| Column Spacing       | 33' X 37'                                                                     |             |            |
| Lighting             | LED                                                                           |             |            |
| Truck Court          | Yes (±150' Ft)                                                                |             |            |
| Parking              | Total parking spaces: 100   Parking ratio: 1.26/1000                          |             |            |
| Trailer Parking      | Yes                                                                           |             |            |
| Yard/Outdoor Storage | Yes - Small fenced yard                                                       |             |            |
| Sprinkler System     | ESFR                                                                          |             |            |
| Security Systems     | No                                                                            |             |            |
| Internet             | Yes                                                                           |             |            |
| Lot Size             | ± 6.76 Acres                                                                  |             |            |
| Total Building Size  | ± 79,368 SF                                                                   |             |            |
| Year Built           | 1967                                                                          |             |            |
| Submarket            | North I-25 Corridor                                                           |             |            |



# Site Plan



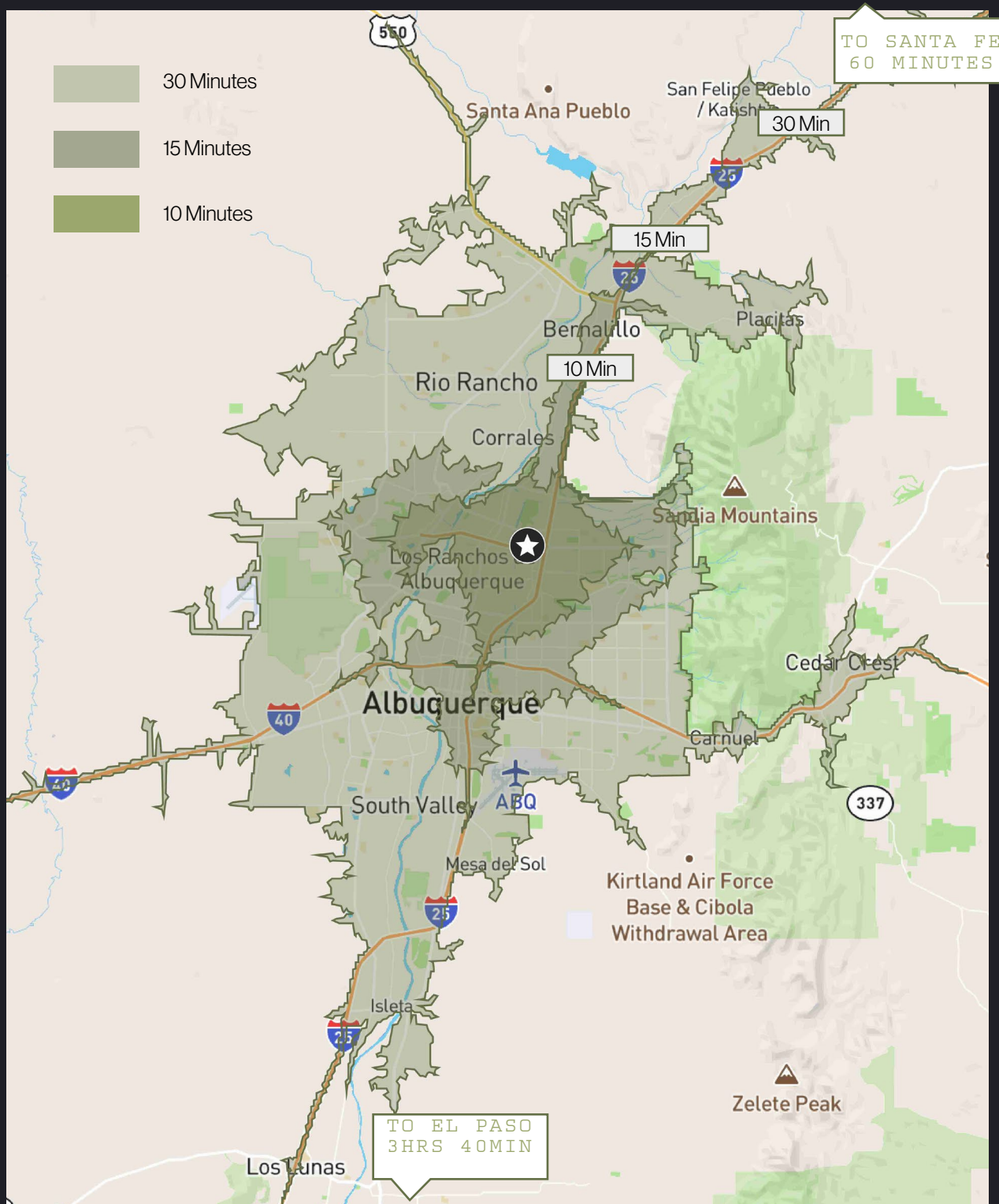
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±31,347 SF
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±20,111 SF





# Access to I-25





# Drive Time Map

PASEO DEL NORTE

**2 Minutes**

INTERSTATE I-25

**2 Minutes**

BIG I INTERCHANGE  
I-25 / I-40

**8 Minutes**

ABQ INTERNATIONAL  
AIRPORT

**14 Minutes**

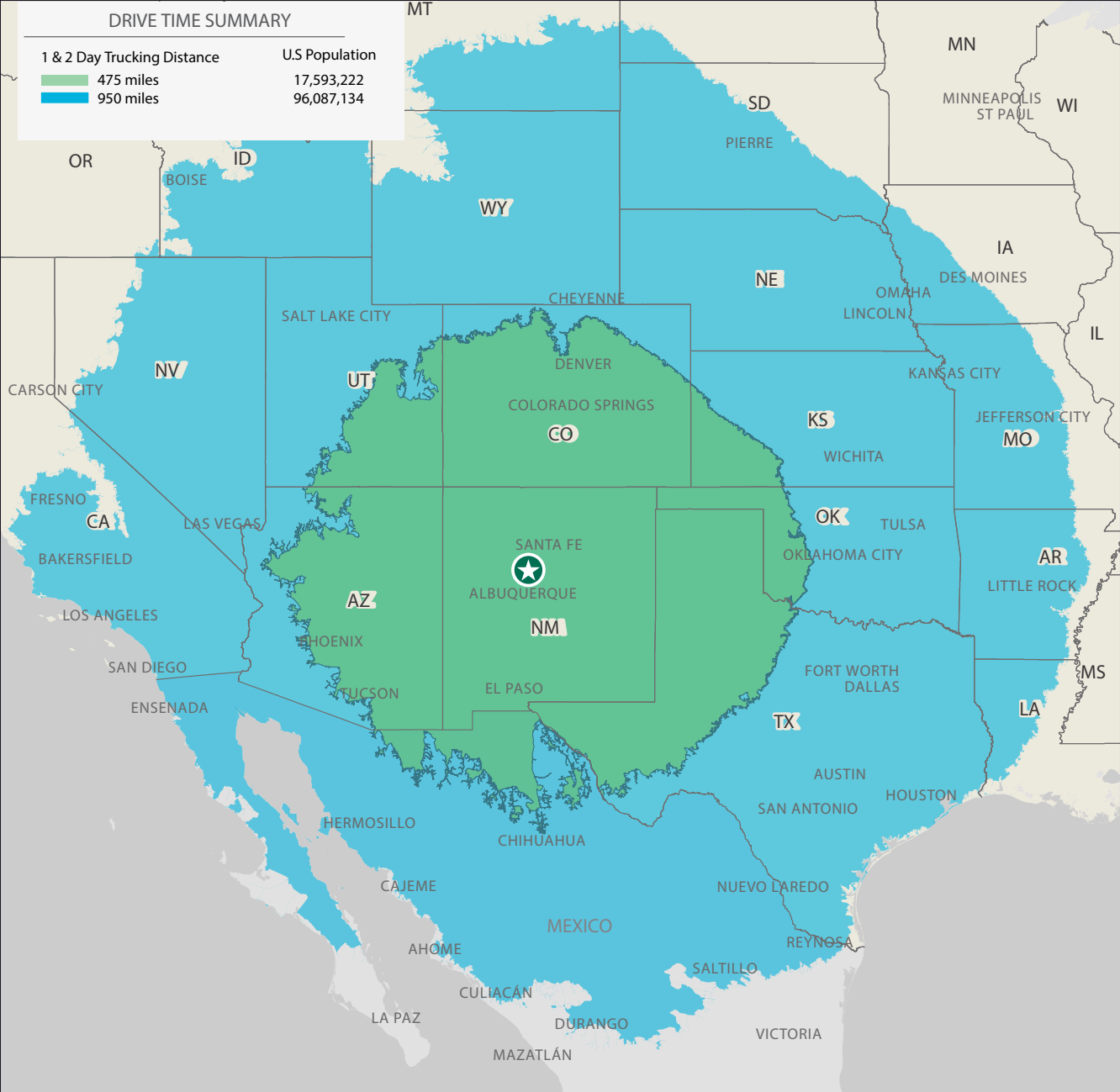
EL PASO, TX

**3 hours and 40 minutes**

SANTA FE, NM

**60 Minutes**

# Truck Service Drive Time



## One-Day Truck Service From Albuquerque

| CITY                 | Miles | Time (est)  |
|----------------------|-------|-------------|
| El Paso, TX          | 266   | 3 hr 50 min |
| Amarillo, TX         | 288   | 4 hr 16 min |
| Colorado Springs, CO | 378   | 5 hr 29 min |
| Phoenix, AZ          | 419   | 6 hr 31 min |
| Denver, CO           | 448   | 6 hr 33 min |
| Tucson, AZ           | 449   | 6 hr 36 min |

## Two-Day Truck Service From Albuquerque

| CITY               | Miles | Time (est)   |
|--------------------|-------|--------------|
| Las Vegas, NV      | 576   | 8 hr 34 min  |
| Dallas, TX         | 649   | 9 hr 46 min  |
| Salt Lake City, UT | 667   | 9 hr 55 min  |
| Los Angeles, CA    | 787   | 11 hr 53 min |
| San Diego, CA      | 772   | 12 hr 9 min  |
| Little Rock, AR    | 882   | 13 hr 9 min  |
| Houston, TX        | 841   | 13 hr 12 min |

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